



# Upton Road, Claughton

£150,000



**LESLEY HOOKS**  
ESTATE AGENTS





A Deceptive Gem — First Floor Flat with Loft Room, Garage & Garden. Don't be fooled by first impressions — step inside and you'll immediately appreciate just how much this beautifully presented first floor flat has to offer. Immaculate throughout and ready to simply move into, this is the kind of property that genuinely surprises, and we think you'll agree it deserves a closer look. The accommodation begins with a generous hallway — already a hint that space is not in short supply — where a built-in storage cupboard keeps things neat from the very start. The lounge is a lovely room, centred around a characterful Victorian style fireplace that lends real warmth and personality, and it's easy to picture yourself settled here of an evening. The kitchen has been fitted to a smart standard, with enough room for a breakfast area that makes it every bit as sociable as it is practical. Two good-sized double bedrooms, each graced with their own Victorian style fireplace, continue the theme of charm meeting comfort, and the three piece shower room is stylish and well-appointed. But here's where things get really interesting. From the hallway, stairs rise up to a loft room — a wonderfully versatile bonus space, complete with eaves storage — that could serve equally well as a home office, hobby room or quiet retreat. Outside, a driveway provides convenient off road parking leading to the garage, while a rear garden and patio — shared with the ground floor flat — offers a lovely spot to enjoy the warmer months. Ideally situated for everyday life, the flat sits within comfortable walking distance of local shops, schools and transport links, making it a practical choice as well as a delightful one. A final noteworthy detail: the property is leasehold, with the vendor — who is also the leaseholder — including the freehold for the ground floor flat in the sale — a real added bonus for the savvy buyer. We have a feeling this one won't hang around long. Viewing is very highly recommended. Council tax band A. Leasehold and there are approximately 955 years left on the lease.



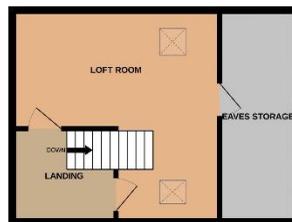
- Hallway**  
15'1" (4.6m) x 7'2" (2.18m)
- Lounge**  
17'1" (5.21m) Into Bay x 15'9" (4.8m)
- Kitchen**  
15'4" (4.67m) Max x 7'10" (2.39m) Max
- Bedroom One**  
16'5" (5m) Into Bay x 12'10" (3.91m)
- Bedroom Two**  
15'1" (4.6m) x 8'9" (2.67m)
- Bathroom**  
7'4" (2.24m) x 6'2" (1.88m)
- Loft Room**  
15'10" (4.83m) x 9'1" (2.77m) Max





GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.

1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan (covered here, measurements of doors, windows, rooms and any other items are approximate and are responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Intergo CAD.

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